

Hassocks Parish Council
Neighbourhood Plan Working Group
June 2016



Re - Estimation of Future Housing Needs in Hassocks

The Mid Sussex District Council (MSDC) report Local Housing Assessment (updated October 2011) set out the calculation of housing need based on three different approaches:

- household formation (the changes in the average size of households);
- demographic changes (migration, births and mortality rates);
- economic changes (job formation and growth).

2012-based Household Projections: England, 2012-2037, Statistical Release, 27 February 2015, Department of Communities and Local Government.

Housing and Economic Development Needs Assessment (HEDNA), February 2015, Mid Sussex District Council.

Housing and Economic Development Needs Assessment (HEDNA) - Update, June 2015, Mid Sussex District Council.

Housing and Economic Development Needs Assessment (HEDNA – Update, November 2015.

Household Formation: National and regional forecasts estimate that the average household size will fall from 2.36 in 2012 to 2.24 in 2032, a drop of 5.4% (*previously from 2.41 in 2011 to 2.30 in 2031, a drop of 4.8%*). This reflects a long term national trend in decreasing household size as children leave home and set up new households. No doubt similar trends were evident in Hassocks when comparing census data for previous periods, but these are not in line with the trends observed locally between 2001 and 2011.

The Clayton Mills development, which was substantially completed by 2011, added in the order of 250 houses to the stock within the parish, approximately an 8% increase. The development has attracted a significant number of young families, changing the age structure of the village and leading to an increase in household size from 2.21 to 2.28 over the period. It is not unreasonable to assume that further housing would be aimed at a similar market (as opposed to flats) and that household size would, therefore, be unlikely to fall between 2011 and 2031.

Consequently, in considering the additional housing needs that might arise due to the changes in average household size, we have considered three scenarios:

- H1: a reduction in average household size of 5.4% (*previously 4.8%*) in line with the National forecast (a reduction to 2.16 (*previously 2.17*));
- H2: a return to a household size of 2.21 (a reduction in average household size of 3.2%)
- H3: average household size remaining at the 2011 value of 2.28.

The additional housing requirement for each of these three scenarios is:

Hassocks Parish Council
Neighbourhood Plan Working Group
June 2016



H1: 209 (*previously 192*) additional houses
H2: 128 additional houses
H3: 0 additional houses

Demographic Changes: The MSDC housing assessment for the District reports the Office for National Statistics prediction for the whole district to be an increase in population from the 2011 Census population of 139,860 to 159,535 by 2031 an increase of 14.1% (*previously 157,760 an increase of 12.8%*). This is based on current birth and mortality trends and includes net migration, but does not take account of planning policies which could introduce different housing allocations. If a similar level of growth was assumed to apply to the parish this would increase the total population by 1,079 from 7667 to 8746 (*previously by 981 from 7667 to 8648*).

The MSDC District Plan (2013) proposed that the Burgess Hill Townwide Strategy Northern Arc development and other allocations to the east of Burgess Hill, would allocate sites for 4000 homes. This is a substantial proportion of the District total (of 11,152 assessed need by 2031), and can reasonably be expected to reduce the pressure on villages to meet the unconstrained proportionate targets.

Hassocks has already accommodated a population increase of 12.4% between 2001 and 2011. Therefore it might be argued that Hassocks should seek to accommodate less than its proportionate share. We have tested two scenarios: a full proportionate rate of growth (14.1% (*previously 12.8%*)) and half the proportionate rate of growth (7.05% (*previously 6.4%*)) increase in population between 2011 and 2031.

Thus we have two demographic scenarios:

D1: growth of 14.1%, implying an increased population of 1,079 (*previously 12.8% and 981*);

D2: growth of 7.05%, implying an increased population of 540 (*previously 6.4% and 491*).

Combining these demographic scenarios with the three housing formation scenarios, gives the following six potential increases in household numbers:

D1H1: 500 (*previously 452*)
D1H2: 489 (*previously 444*)
D1H3: 474 (*previously 430*)
D2H1: 250 (*previously 226*)
D2H2: 245 (*previously 222*)
D2H3: 237 (*previously 215*)

Economic Changes: The MSDC housing assessment projects the economic growth would, lead to an additional 249 jobs per annum in the district through to 2031 (*previously 380 jobs per annum*). On a straightforward population proportion, this implies 14 (*previously 21*) jobs

Hassocks Parish Council
Neighbourhood Plan Working Group
June 2016



per annum created in Hassocks¹ over the 20 year period, giving job creation of 275 (*previously 420*) jobs over the Plan period. The economic activity rate for Hassocks observed in the 2011 Census was 48.7%, an increase from the 2001 figure of 46.2%. To calculate the additional population needs to satisfy this number of jobs we have assumed three scenarios for the economic activity rate:

E1: economic activity rate of 47.5%, implies a population increase of 884

E2: economic activity rate of 50%, implies a population increase of 840

E3: economic activity rate of 52.5%, implies a population increase of 800

These population increase scenarios can be used, in conjunction with the household formation scenarios to produce nine views of future housing needs:

E1H1: 268 (*previously 407*)

E1H2: 262 (*previously 400*)

E1H3: 254 (*previously 388*)

E2H1: 253 (*previously 387*)

E2H2: 249 (*previously 380*)

E2H3: 241 (*previously 368*)

E3H1: 243 (*previously 369*)

E3H2: 237 (*previously 362*)

E3H3: 230 (*previously 351*)

Overall, it appears that the range of future housing requirement lies between 200 and 500, with only the full proportionate growth estimates being in excess of 400. As indicated above, we believe that the Burgess Hill Northern Arc will account for a significant proportion of the growth and therefore Hassocks requirement is more likely to lie in the range between 250 and 400 additional houses, as opposed to the 630 additional houses based on an average of a proportional split based on household and population bases in the MSDC HEDNA.

¹ This assumes that all jobs within the parish are filled by residents of the parish. In fact, the 2001 Census journey to work survey indicated that there were strong in- and out- commuting movements. Nevertheless, if economic growth is to be achieved for Hassocks residents then it is reasonable to assume that Hassocks residents will fill this many additional jobs, wherever they are located.